

This instrument was prepared by:

Grantees' address:  
1301 Hwy 440  
Chelsea, AL 35043

William R. Justice  
P.O. Box 1144 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY            KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fifty Thousand and no/100 DOLLARS (\$50,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Donald A. Brown, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Jeffrey E. Fulghum, Charity A. Fulghum, and Frederick E. Fulghum (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

A parcel of land being situated in the SW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of the SW 1/4 of the NW 1/4 of said Section 12; thence run South along the East line of same a distance of 752.30 feet to the point of beginning; thence continue south along same line a distance of 118.0 feet; thence turn an interior angle of 120 degrees 00 minutes and proceed in a Southwesterly direction a distance of 460.00 feet; thence turn an interior angle of 149 degrees 37 minutes and proceed in a Westerly direction a distance of 258.27 feet; thence turn an interior angle of 90 degrees 00 minutes and proceed in a Northerly direction a distance of 428.29 feet; thence turn an interior angle of 90 degrees 44 minutes and proceed in an Easterly direction a distance of 151.53 feet; thence turn an interior angle of 142 degrees 04 minutes 30 seconds and proceed in a Southeasterly direction a distance of 278.78 feet; thence turn an interior angle of 225 degrees 00 minutes and proceed in a Northeasterly direction a distance of 159.46 feet; thence turn an interior angle of 199 degrees 27 minutes and proceed in a Northeasterly direction a distance of 141.60 feet to the point of beginning.

Together with a 30-foot easement for ingress, egress, and utilities, lying North of the above described property, and South of Pumpkin Swamp Road.

Subject to permits, easements, and restrictions of record.

The above described property does not constitute any part of the homestead of

*JWBSL / James Phay*

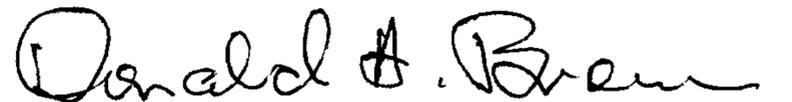
GRANTOR or GRANTOR'S spouse.

\$50,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 6th day of August, 2003.

  
Donald A. Brown

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald A. Brown, married, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2003.



  
Notary Public